

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

ALISON NOEL HOGAN
220 CAMBRIAN RIDGE TRAIL
PELHAM, AL 35124

Inst # 1996-24744

STATE OF ALABAMA)

COUNTY OF SHELBY)

07/31/1996-24744
12:47 PM CERTIFIED
SELF-CERTIFIED JUDGE 15.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY SEVEN THOUSAND FOUR HUNDRED and 00/100 (\$87,400.00) DOLLARS to the undersigned grantor, B & B LAND DEVELOPMENT, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto ALISON NOEL HOGAN, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 11, CAMBRIAN RIDGE, AS RECORDED IN MAP BOOK 21 PAGE 08, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. 20 foot minimum building line Northwesterly as shown by recorded plat.
3. Restrictions as recorded in Map Book 21 page 08.
4. Restrictive covenants as recorded in Instrument #1996-13968.
5. Right of way to Alabama Power Company as setforth in Deed Book 141 page 596 and in Deed Book 127, page 375, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, Alabama as setforth in Deed Book 231, page 189, in the Probate Office of Shelby County, Alabama.
7. LESS AND EXCEPT: ALL MINERAL AND MINING RIGHTS TO SUBJECT PROPERTY.

\$83,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all

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persons.

IN WITNESS WHEREOF, the said GRANTOR, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALVA BATTLE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of July, 1996.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle
ALVA BATTLE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29th day of July, 1996.

Robert S. [Signature]
Notary Public

My commission expires: 7/16/98

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SHELBY COUNTY JUDGE OF PROBATE
002 KCB 15.50